

## HISTORIC PRESERVATION CDMP POLICIES

### LAND USE ELEMENT

#### **Objective LU-6.**

**Miami-Dade County shall protect, preserve, ensure the proper management, and promote public awareness of historical, architectural, cultural and archaeologically significant sites and districts in Miami-Dade County, and shall continue to seek the addition of new listings to the National Register, and increase the number of locally designated historical and archeological sites, districts and zones.**

#### **Policies**

- LU-6A. Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.
- LU-6B. Miami-Dade County shall place increased emphasis on districts and multiple resource listings with local as well as National Register historic sites.
- LU-6C. Miami-Dade County shall seek financial resources to develop, and promote implementation of management plans for the preservation, protection and adaptive reuse of historic and archaeological resources on County property. The Office of Historic and Archaeological Resources shall identify possible grants and other funding sources to assist County departments with the maintenance and management of their historic resources.
- LU-6D. Public acquisition of historic and archaeological resources shall be pursued when public ownership would provide a major public benefit to the people of Miami-Dade County, when necessary financial resources can be secured, and when public acquisition is the last available resort.
- LU-6E. Historic structures shall be used to accommodate government functions where reuse of a facility is financially and logistically advantageous.
- LU-6F. Miami-Dade County shall seek to develop technical, legal and financial incentive programs to encourage private sector participation in the preservation and protection of historical and archaeological resources.
- LU-6G. Miami-Dade County will continue to provide technical assistance to municipalities with established historic preservation programs that meet the minimum standards set by the County's Historic Preservation Ordinance, and will continue to act as the governing Historic Preservation Board and support staff for those municipalities that do not have their own historic preservation program or ordinance.
- LU-6H. Through the Office of Historic and Archaeological Resources, Miami-Dade County shall improve communication for multi-agency review processes, and expand informational networking with municipal, State and regional agencies and with the Miccosukee Tribe of Indians and private non-profit organizations.
- LU-6I. Miami-Dade County shall pursue efforts with other local, State and federal agencies to develop policies that recognize the importance of designated historic resources and that comply with the provisions of the County's Historic Preservation Ordinance.
- LU-6J. Miami-Dade County shall seek to increase public awareness of the value of local historic and archaeological resources through support from the print and broadcast media, presentations, conferences, seminars and special programs and events such as Dade

Heritage Days and National Historic Preservation Week, and by seeking emphasis of local history from Miami-Dade County Public Schools, particularly in grades K through 12.

LU-6K. Awareness of historic sites and districts shall be promoted through expansion of the historic plaques and markers program; and production and dissemination of publications on local archaeology, and historic sites.

LU-6L. Through the Office of Historic and Archaeological Resources in consultation with the Department of Regulatory and Economic Resources, Miami-Dade County shall formulate procedures for establishing Thematic Resource Districts (TRDs) and/or Historic Districts. These districts shall contain architectural and landscape design guidelines, and may authorize approval of additional compatible uses, consistent with and which promote the purposes of the particular district.

LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i. Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii. Enhance or impede provision of services at or above adopted LOS Standards;
- iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v. If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

### **Interpretation of the Land Use Plan Map: Policy of the Land Use Element**

#### **Residential Communities**

**Page I-37.** Thematic Resource District (TRD). Pursuant to Land Use Policy LU-6L, Thematic Resource Districts (TRDs) may be established in areas designated as Residential Communities on the LUP map to provide protection and replication of community historical, architectural, design or other physical attributes that constitute aesthetic, cultural and economic assets of the community. TRDs established pursuant to Policy LU-6L may be established in Residential Community areas which allow residential use at a density up to one Land Use Plan map density category higher than the underlying LUP map designation, and compatible non-residential uses.

#### **Agriculture**

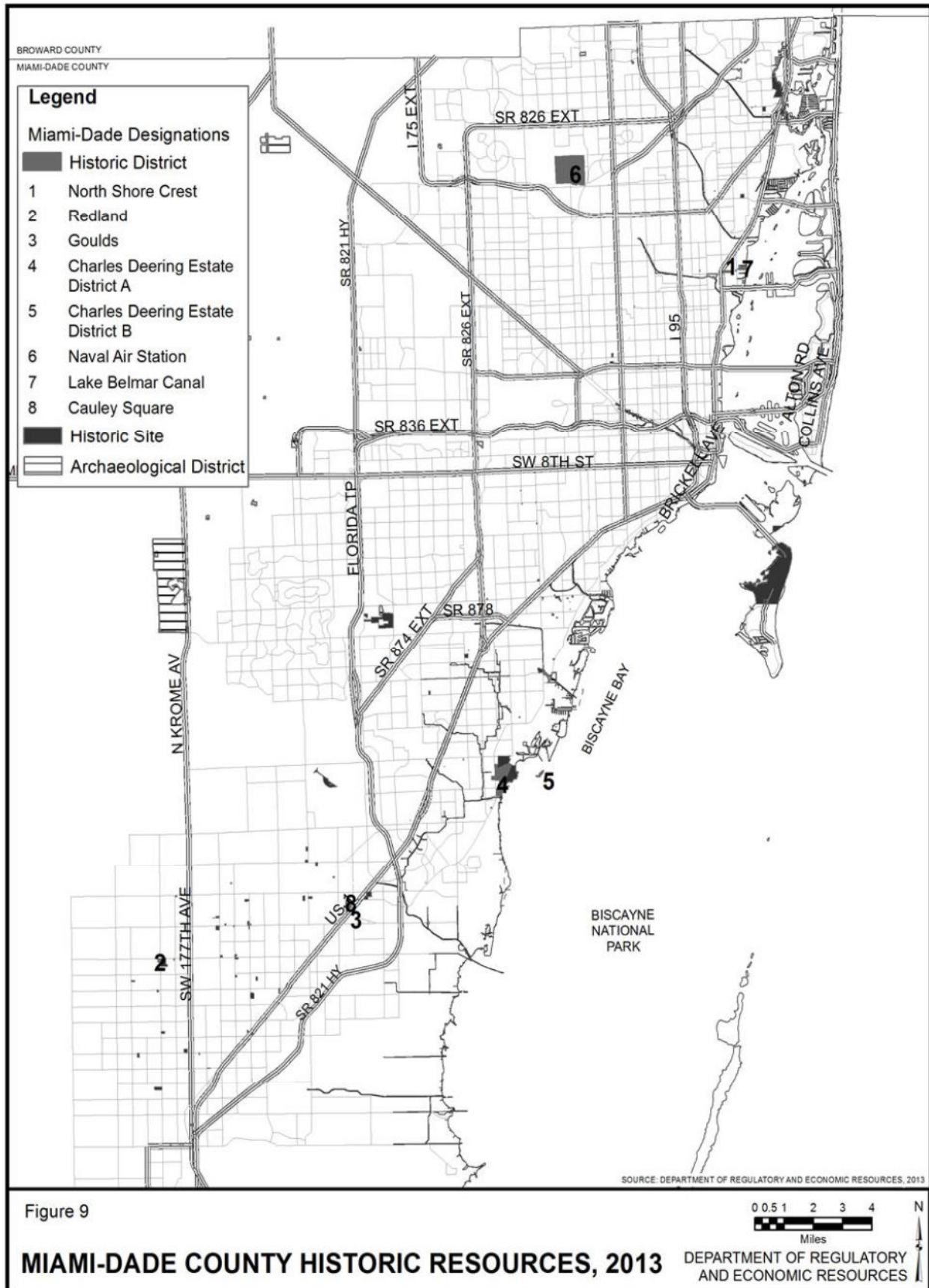
**Page I-62.** A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied

and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure.

In an effort to enable compatible diversification of the economy of Agriculture areas and provide additional land use options for owners of properties that surround structures having historical significance, after such time as the County adopts procedures for the establishment of Thematic Resource Districts (TRDs) pursuant to Policy LU-6L, and a TRD including architectural and landscape design guidelines is established in an area designated Agriculture, additional uses may be authorized in such TRDs established in Agriculture areas. Such additional uses must be designed and developed in accordance with TRD standards, must promote ecotourism or agritourism activities in the Agriculture area, and must not be incompatible with nearby agricultural activities.

### **Future Historic and Natural Resources**

**Page I-79.** Future Historic Districts and Archaeological Zones. Figure 9 shows the designated historic sites and districts, and the archaeological sites and zones, as recognized by the Miami-Dade Office of Historic and Archaeological Resources and designated by the Miami-Dade County Historic Preservation Board. Many of these sites and districts may also be eligible for listing in the National Register of Historic Places. This map only shows those sites that were designated by the County. It does not include those sites which may have been designated by local municipalities which have their own designation jurisdiction, including: the City of Miami, Miami Beach, Coral Gables, South Miami, Miami Shores, Homestead, Miami Springs, Sunny Isles Beach, Opa-Locka, and Hialeah. The remaining 24 municipalities in the County are under the Miami-Dade County historic preservation jurisdiction.



More information on recorded (previously known, but not necessarily designated) archaeological sites can also be found in the Florida Master Site File, maintained by the Division of Historical Resources, Florida Department of State. Permanent records and the background materials used to designate these sites are kept in the Miami-Dade County's Office of Historic and Archaeological Resources.

## **HOUSING ELEMENT**

### **Objective HO-5**

**Reduce the number of substandard housing units in the County by encouraging the rehabilitation or conservation of the existing housing stock, including historic structures, and provide that an increased number of extremely low, very low, low and moderate-income, and workforce units come from housing rehabilitation and adaptive re-use of non-residential structures.**

### **Policies**

HO-5D. Identify, conserve and protect historically significant housing and stabilized neighborhoods from the intrusion of incompatible land uses that would adversely affect neighborhood character or existing structures, pursuant to the provisions of the Miami-Dade County Historic Preservation Ordinance.

HO-8G. Promote housing design that supports the conservation and preservation of areas with specific historic, architectural or cultural value while enhancing the neighborhood character.

## **RECREATION AND OPEN SPACE ELEMENT**

### **Objective ROS-6**

**Maintain and continue to implement the comprehensive resource management program for the acquisition and site-specific management of environmentally sensitive lands, coastal areas and historic sites within Miami-Dade County parks consistent with the Natural Areas Management Plan as the primary guide for the management and restoration of natural areas.**

### **Policies**

ROS-6A. The County shall maintain information on all environmentally sensitive land, coastal areas, historic places and archaeological sites under public and private ownership that provide public interpretive and recreational opportunities.

ROS-6B. Those portions of park properties containing important natural, historic, or archaeological resources will be developed to enhance the historical and cultural resources and managed for long-term viability and integrity of the resource. Miami-Dade County shall use all practical means to assure that land in the vicinity of such park properties is developed for a use that is compatible with the protection of the natural, historic or archaeological resources. Through its park and recreation programs the County shall, wherever feasible, acquire and reuse historic buildings and sites to benefit the public and designate certain sites as Heritage Parks. Opportunities for public access to the resource will be developed in a manner consistent with the conservation or preservation of the resource.

ROS-8F. By 2014, Miami-Dade County shall develop a plan for protecting and preserving its natural and historic resources, while assuring that such resources provide access and

educational opportunities to the public. The plan shall consider the designation of Environmental Zones (Eco Zones) and Cultural Zones. Eco Zones represent a cluster of natural areas connected together to provide a variety of environmental and educational activities. The Cultural Zones are thematically clustered cultural and historic sites that provide a variety of heritage education activities and programs.

## **COASTAL MANAGEMENT ELEMENT**

### **Policies**

- CM-12A. In addition to the policies contained in the Land Use Element, the County shall establish performance standards for the development and sensitive reuse of historic resources in the Coastal Area.
- CM-12B. The County shall work with the appropriate municipalities to ensure that historic structures included within designated historic districts are not destroyed unless they are damaged by a hurricane or otherwise rendered beyond reasonable use and repair.
- CM-12C. The County shall improve the protection of historic resources from the damage caused by natural disasters and recovery operations by implementing pre- and post-storm hazard mitigation measures and code enforcement.